PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we Sol M. Reicher legal owner of the property situate is caltimore County and which is described in the description and plat attached hereto and made a part hereof.

he eby petition for a Variance from Section 238.2 to allow a side yard setback of 4' instead of the required 30 feet, and 238.1 (303.2) to permit a front setback of 47' instead of the maximum required setback of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To allow the most desirable layout for site utilization in regard to the number of and access to parking spaces provided while maintaining as much of the existing improvements as possible

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Speedy Muffler C. E. Turnelle Address Suite 300 -108 Wilmont Road

Gene Turnelle, Jr.

1 Charles Center, Suite 504

Baltimore, Maryland 21201

Towar (Del 21204 CRDERED By The Zoning Commissioner of Baltimore County, this_____

of_____, 197 , that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

RE: PETITION FOR VARIANCES BEFORE NW corner of Joppa & Greenposture **COUNTY BOARD OF APPEALS** 9th District Sol M. Reicher

Petitioner **BALTIMORE COUNTY** Na. 80-5-A

> 11111111111111111111111111 ORDER OF DISMISSAL

Petition of Sol M. Reicher for Variance from Section 238.2 and Section 238.1 of the Baltimore County Zoning Regulations on property located at the Northwest corner of Joppa Road and Greenpasture Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed September 11, 1979, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of September 11, 1979,

IT IS HEREBY ORDERED this 12th day of September, 1979, that said appeal be and the same is DISMISSED.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Mumm

IN THE MATTER OF SOL M. REICHER, * BOARD OF APPEALS Owner, PETITION FOR VARIANCES, N.W. CORNER OF JOPPA AND GREEN-BALTIMORE COUNTY PASTURE ROADS, 9th ELECTION DISTRICT Case No. 80-5-A

ORDER FOR DISMISSAL

On behalf of the Appellants, please dismiss the above captioned Appeal without prejudice.

> 210 Allegheny Avenue Towson, Maryland 21204 823-4111 Attorney for Appellants

RE: PETITION FOR VARIANCES NW comer Joppa Rd. and Creenpasture Rd., 9th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY SOL M. REICHER, P. titioner : Case No. 80-5-A

ORDER TO ENTER APPEARANCE

*::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Max Zemmerman Peter Nox Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 28th day of June, 1979, a copy of the aforegoing Order was mailed to Howard J. Needle, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner; and Mr. Gene Turnelle, Jr., Speedy Muffler, Suite 300-108 Wilmont Road, Deerfield, Massachusetts 60015, Contract Purchaser.

TOWSON MARYLAND 21204 494-3353

102 West Pennsylvania Avenue

July 18, 1979

Howard J. Needle, Esquire

Towson, Maryland 21204 RE: Petition for Variances NW/corner of Joppa and Green-

pasture Roads - 9th Election District Sol M. Reicher - Petitioner NO. 80-5-A (Item No. 207)

Dear Mr. Needle:

WELIAM E. HAMMOND ZONING COMMISSIONER

I have this date passed my Order in the above referenced matter in accordance with the attached.

> Very thuly yours, WILLIAM E. HAMMOND

Zoning Commissioner

WEH/srl

Attachments

cc: Mr. George Gardiner Gardiners Furniture & Appliance Co. 1530 East Joppa Road Towson, Marylan! 21204

John W. Hessian, III, Esquire People's Counsel

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

HUDKINS ASSOCIATES, INC. Engineers, Surveyors and

Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204

L. GERALD WOLFF Landscape Architect PHONE 838-0888

BEL AIR OFFICE

March 27, 1979

DESCRIPTION: ZONING VARIANCE N.W. CORNER JOPPA ROAD AND GREENPASTURE ROAD:

Beginning for the same at a point on the north side of Joppa Road (70 feet wide) said point being distant South 81 degrees 30 minutes 53 seconds West 32 feet and North 08 degrees 29 minutes 07 minutes West 35 feet from the point formed by the intersection of the center of said Joppa Road with the center of Pleasant Plains Road (60 feet wide) thence North 08 degrees 29 minutes 07 seconds West 166.02 feet thence North 81 degrees 30 minutes 53 seconds East 130.23 feet thence South 27 degrees 05 minutes 18 second East 108.46 feet thence South 69 degrees 41 minutes 04 seconds West 19.20 feet thence South 20 degrees 18 minutes 56 seconds East 45.58 feet thence South 30 degrees 35 minutes 58 seconds West 18.91 feet thence South 81 degrees 30 minutes 53 seconds West 143.46 feet to the place of beginning.

Containing 0.566 acres of land more or less.

Registered Surveyor #5095

LAW OFFICES COOK, HOWARD, DOWNES & TRACY A PROFE ISIONAL ASSOCIATION 210 ALLEGHENY AVENUE P. O. BOX 5517 TOWSON, MARYLAND 21204

August 13, 1979

HAND-DELIVERED

JAMES D. C. DOWNES

JAMES H. COOK

JOHN B. HOWARD

DAVID D. DOWNES DANIEL O'C. TRACY, JR.

JOSEPH C. WICH, JR.

HENRY B PECK, JR. HERBERT R. O'CONOR, III THOMAS L. HUDSON THOMAS W. EARLY

> Mr. William E. Hammond, Zoning Commissioner Baltimore County Office of Planning & Zoning County Office Building Towson, Maryland 21204

RE: Petition for Variances NW/ corner of Joppa and Green-pasture Roads - 9th Election District Sol M. Reicher - Petitioner NO. 80-5-A (Item No. 207)

Dear Mr. Hammond:

On behalf of Harwood Realty Corporation, 1530 East Joppa Road, Towson, Maryland 21204 and Gardiners Furniture & Appliance Co., Inc., 1530 East Joppa Road, Towson, Maryland 21204, property owner and lessee, respectively, of the premises known as 1530 East Joppa Road, kindly enter an appeal to the County Board of Appeals from the Order, dated July 18, 1979, which granted a variance for a side yard setback of four feet in lieu of the required thirty feet.

Enclosed please find my check payable to Baltimore County, Maryland in the amount of thirty-five dollars (\$35.00).

JBH/kh Enclosure c.c.: Howard J. Needle, Esquire

AUG 13 '79 PM

823-4111

AREA CODE 301

September 12, 1979

John B. Howard, Sag. Cook, Howard, Downes & Tracy 210 Allegheny Avenue Post Office Box 5517 Towson, Naryland 21204

> Res Case No. 80-5-A Sol M. Relcher

Dear Mr. Howards

Enclosed herowith is a copy of the Order of Disnissal passed today by the County Board of Appeals In the above entitled case.

Very truly yours,

Encl.

cci Sol M. Reicher Ibarred J. Neodle, Esq. John W. Hesslan, III, Esq. Arnes E. Dyer William Hemmond John Extent James Hoswell

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance should be had; and it further appears that the granting of the Variance requested will not a ve. , ely afect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of July, 1979, that the herein Petition for Variance to permit a side yard setback of 4 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Compliance with the comments submitted by the Department of Public Works, dated May 23, 1979, the Department of Traffic Engineering, dated May 2, 1979, the Department of Permits and Licenses, dated April 25, 1979, and the Department of Health, dated June 8, 1979.
- 2. A revised site plan be submitted in accordance with the above restriction and approved by the aforemention Departments, as well as the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to show practical difficulty and unreasonable hardship, the Variance should not be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

of _____July____, 197_9, that the herein Petition for Variance to permit as front yard setback of 47 feet in lieu of the required 50 feet be and the same is. hereby DENIED.

Baltimore County

BALTIMORE CITY OFFICE

705 ONE CHARLES CENTER

BALTIMORE, MARYLAND 2120

SOL REICHER

LAW OFFICES FLEISCHMANN, NEEDLE, EHUI IN AND SCHWARZ

May 22, 1979

505 ALEX. BROWN BUILDING 102 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204 (341) 321-0300

BALTIMORE CITY OFFICE 705 ONE CHARLES CENTER BALTIMORE, MARYLAND 01201

Office of the Zoning Commissioner County Office Building Towson, Maryland 21204

Re: 1532 E. Joppa Road Item 207

Gentlemen:

ARNOLD FLEISCHMANN

HOWARD J. NEEDLE

MICHAEL J. SCHWARZ

CHARLES E. ROSOLIO

SIDNEY A. NEEDLE

MARCY MAX EHUDIN

Please enter my appearance on behalf of Speedy Muffler King, who has leased the above captioned property from the petitioner, Mr. Sol Reicher, and is requesting a variance. I am most anxious to have this matter scheduled for the earliest possible hearing, since the property is being leased subject to the tenant securing this zoning variance within a specified period of time. As the matter has already been delayed several months due to the absence in the Office of the Zoning Commissioner for Baltimore County, the tenant's ability to satisfy the time contingencies under the lease agreement has already been seriously

Therefore, time being very much of the essence, I would greatly appreciate the earliest possible hearing. Thanking you for your anticipated cooperation, I am

Very truly yours,

HOWARD J. NEEDLE

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE William E. Hammond

TO Zoning Commissioner July 2, 1979 Norman E. Gerber, Acting Director

FROM Office of Planning and Zoning Petition #80-5-A. Item 207

> Petition for Variances Northwest corner of Joppa Road and Greenpasture Road Petitioner: Sol M. Reicher

9th District

HEARING: Monday, July 9, 1979 (1:30 P.M.)

If granted, it is requested that details of landscaping be submitted to the Division of Current Planning and Development for their approval.

Office of Planning and Zoning

NEG:JGH:rw

LAW OFFICES FLEISCHMANN, NEEDLL, EHUDIN AND SCHWARZ

(301) 321-0300

505 ALEX. BROWN BUILDING 102 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

BALTIMORE CITY OFFICE 705 ONE CHARLES CENTER BALTIMORE, MARYLAND 2120!

SIDNEY A. NEEDLE MARCY MAX EHUDIN September 5, 1979

William Hammond Zoning Commisioner County Office Building Towson, Maryland 21204

ARNOLD FLEISCHMANN

HOWARD J. NEEDLE STEPHEN M. EHUDIN

MICHAEL J. SCHWARZ

CHARLES E. ROSOLIO

Re: Item 207 1532 E. Joppa Road

Dear Bill:

As I mentioned to you on the phone, the Peittioner and lessee of the above captioned property has agreed to a side set back for the structure to be constructed on the above premises of twenty feet rather than the four feet which you approved by an Order of July 18, 1979. An appeal was taken from that Order by Harwood Realty Corporation and Gardner's Furniture and Appliance Co., Inc., which appeal is to be promptly dismissed as a result of the parties having agreed to a twenty foot side set back. The lessee, Speedy Muffler King, is anxious to process permits for construction and hereby pledges to pay any costs which may arise as a result of the issuance of such permits prior to the approval of the dismissal of the appeal or any other costs which may arise as a result of said appeal.

Thank you for your cooperation in this matter.

Sincerely,

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

HJN: 1ma

cc: John E. Howard, Esq.

Approved by : SPEEDY MUFFLER KING

ARNOLD FLEISCHMANN

HOWARD J. NEEDLE

MICHAEL J. SCHWARZ

CHARLES E. ROSOLIO SIDNEY A. NEEDLE

MARCY MAX EHUDIN

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ 505 ALEX. BROWN BUILDING

102 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204 (301) 321-0300

September 6, 1979

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 207

1532 E. Joppa Road

Dear Mr. Hammond:

I believe John B. Howard, Esquire discussed with you the fact that an agreement has been reached whereby the Speedy Muffler King, Inc. facility at 1532 E. Joppa Road will have a twenty foot side yard setback instead of the four foot setback which would have been permitted under your order of July 18, 1979. Attached herewith you will find a copy of the Order of Dismissal that Mr. Howard has signed and I shall file with the Board of Appeals upon attaining the necessary permits for the construction of the structure to be placed on these premises. I am also attaching a signed copy of the agreement between the parties providing for the twenty foot setback and Dismissal of

In the extremely remote event that the permit is issued and the Order of Dismissal not filed or approved, then my client, as evidenced by its signature below, agrees to indemnify and save harmless Baltimore County, Maryland from any and all liability that might arise as a result of the above circumstance.

Thank you for your kind cooperation.

Very truly yours,

FLEISCHMANN, NEEDLE, EHUDIN AND SCHWARZ

HJN:lma

SPEEDY MUFFLER KING

JBH/cjb 9#6/79

THIS AGREEMENT, made this 6 day of September, 1979, by and among SPEEDY MUFFLER KING and SOL M. REICHER (herein the "Petitioners") and HARWOOD REALTY CORPORATION and GARDINER'S FURNITURE AND ALPLIANCE CO., Inc., both being Maryland corporations (herin the "Protestants")

WITNESSETH:

A Petition for Zoning Variances to permit a side yard set-back of four feet in lieu of the required thirty feet and a front yard set-back to permit forty-seven feet in lieu of the required fifty feet was filed with the Baltimore County Office of Planning and Zoning by Petitioners for the premises known as 1532 East Joppa Road.

The aforesaid Petition came on for hearing before the Zoning Commissioner for Baltimore County on July 9, 1979 and an Order was passed, dated July 18, 1979, granting the side yard set-back and denying the front yard set-back.

A timely appeal was noted by Protestants from the aforesaid order of the Zoning Commissioner.

The parties are desirous of effecting an understanding with respect to relocation of the side yard set-back.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained and of other good and valuable consideration, the parties agree as follows:

1. Petitioner hereby expressly waives and relinquishes the permission granted by Order of the Baltimore County Zoning

Commissioner on July 18, 1979 to construct any portion of its proposed structure (to be known as a Speedy Muffler Shop) at any point closer than twenty (20') feet from the property line of Protestants; and, further, Petitioners warrant and represent that they will cause the proposed improvements to be located precisely as depicted on the plat dated June 19, 1979, with the building location revised on same dated August 24, 1979, which plat is appended hereto as Exhibit No. 1 and intended to be made a part hereof.

- 2. Protestants agree to file an appropriate Order with the Baltimore County Board of Appeals to effect dismissal of the pending appeal, without prejudice.
- 3. In the event Petitioners are unable to obtain a building permit, or other necessary governmental approval, allowing construction of the improvements precisely as depicted on Exhibit No. 1 then the parties agree that they shall, alternatively, seek to (i) obtain from the Baltimore County Zoning Commissioner an Amended Order permitting the side yard set-back of twenty (20') feet in lieu of the required thirty (30') feet, or (ii) obtain permission from the Baltimore County Board of Appeals to reinstate Protestants Appeal.
- 4. The covenants, restrictions and conditions contained in this agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, The parties have affixed their hands and seals the day and year first above written.

HARWOOD REALTY CORPORATION

GARDINER'S FURNITURE AND APPLIANCE

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 2120

Nicholas B. Commodari
Chairman

Bureau of

Engineering

Howard J. Needle, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

RE: Item No. 207
Petitioner - Sol M. Reicher
Variance Petition

Dear Mr. Needle:

State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education

Zoning Administration

Department of Traffic Engineering

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest corner of Joppa and Greenpasture Roads in the 9th Election District, this B.R. zoned site is presently improved with an abandoned service station building. Because of your client's proposal to raze the existing structure and construct a muffler shop within four (4) feet of the side property line and forty-seven (47) feet from the front property line in lieu of the required thirty (30) feet and fifty (50) feet, respectively, this Variance is required.

In view of the fact that revised site plans were submitted subsequently to the comments of the Department of Traffic Engineering, this petition was scheduled for a hearing date. In addition, the petition forms were changed to reflect the requested front setback.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing Hem No. 207
Page 2
June 26, 1979

certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Mula-113 Commodani
NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:nr

Enclosures

cc: Hudkins Assoc., Inc. 101 Shell Building 200 East Joppa Road Towson, Maryland 21204

baltimore county department of public works TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E. DIRECTOR

May 23, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland ?1204

Re: Item #207 (1978-1979)

Property Owner: Sol M. Reicher

N/W cor. Joppa Rd. & Green Pasture Dr.

Existing Zoning: B.R.-C.N.S.

Proposed Zoning: Variance to permit a rear setback

of 4' in lieu of the required 30'.

Acres: 0.566 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

1

Joppa Road is an existing County road in this vicinity, improved as indicated, with no further highway improvements proposed at this time.

Green Pasture Drive, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any additional fillet area for sight distance and revertible easements for slopes necessary, will be required in connection with any grading or building permit application or redevelopment of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore Courty Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #207 (1978-1979)
Property Owner: Sol M. Reicher
Page 2
May 23, 1979

Storm Drains: (Cont'd)

Howard J. Needle, Esquire

Towson, Maryland 21204

102 West Pennsylvania Avenue

Petitioner Sol. Mr. Reicher

Petitioner's Attorney Needle, Esquire

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

Your Petition has been received and accepted for filing this 28th

111 W. Chesapeake Avenue

Towson, Maryland 21204

Water and Sanitary Sewer:

There is a public 8-inch water main in Green Pasture Drive, and 12 and 20-inch public water mains and 8-inch public sanitary sewerage in Joppa Road. Fire hydrants are in excess of 300 Let from this site.

Very truly yours,

Claud II Vin / 6

Chief, Bureau of Engineering

cc: Hudkins Assoc., Inc.

WILLIAM E. HAMMOND

Zoning Commissioner

101 Shell Building

200 East Joppa Road

Towson, Maryland 21204

Chairman, Zoning Plans

Advisory Committee

END: EAM: FWR:ss

cc: J. Trenner
J. Wimbley
J. Somers
W. Munchel

W. Munchel R. Covahey N-NW Key Sheet 37 NE 9 & 10 Pos. Sheets

NE 10 C Topo

70 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

ESLIE H. GRAEF DIRECTOR

June 25, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item #207, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Sol M. Reicher
Location: NW/C Joppa Road and Greenpasture Road
Existing Zoning: B.R.-C.N.S
Proposed Zoning: Variance to permit a rear setback of 4' in lieu of the required 30'.
Acres: 0.566
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550

STEPHEN E. COLLINS DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Property Owner: Sol M. Reicher
Location: NW/C Joppa Road & Greenpasture Road
Existing Zoning: B.R.-C.N.S.
Proposed Zoning: Variance to permit a rear setback of 4' in

lieu of the required 30'.

Acres: 0

District:

Dear Ar. DiNenna:

The requested variance to the rear setback is not expected to cause any traffic problems.

The driveway must be alined to be directly opposite Pleasant Plans Road.

Very truly yours,

Michael S. Flanigan
Fingineer Associate II

MSF/hmd

MAN 22 1980 T

1 sign

TOWSON, MD. 21204 was inserted in the following: ☐ Catonsville Times ☐ Essex Times **▼** Towson Times degrees 18 minutes 56 seconds Fest 15.58 feet thence South 30 degrees 35 minutes 58 seconds West 18.91 feet thence South 81 Gugrees 30 minutes 53 seconds West 143.46 feet to the place of beginning 0.566 acres of land more or less.

Being the property of Sol M.
Reichar, as shown on plat plan STROMBERG PUBLICATIONS, INC. I filed with the Zoning Departmen Public hearing: Room 106,

CERTIFICATE OF POSTING

Charles E. Burnham Plans Review Chief 1979 June 21 THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCES - Sol M. Reicher ☐ Arbutus Times ☐ Community Times weekly newspapers published in Baltimore, County, Maryland, once a week for _____one ___successive weeks before the 22nd day of June 1979, that is to say, the same was inserted in the issues of June 21. 1979.

April 25, 3079

baltimore county department of health TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

June 8, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Buildi Towson, Maryland 21204

Dear Mr. Hammond:

Acres:

Comments on Item # 207, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

0.56€

Property Owner: Sol M. Reicher NW/C Joppa Rd. & Greenpasture Rd. Location: Existing Zoning: B.R. - C.N.S. Variance to permit a rear setback of 48 Proposed Zoning: in lieu of the required 30

District: Metropolitan water and sewer exist. All remaining fuel tanks must be abandoned in accordance with Fire Department regulations.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

> Very truly yours, Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph& cc: W. L. Phillips

ZONING: Petition for Various

ZONING: Petition for Various Location: Northwest et of Joppa Road and Green sture Road DATE & TIME: Monday, July 9, 1979 at 1:30 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Bai-timore County, by authority of the Zoning Act and Regulations of Bai-umore County, will hold a public

hearing:
Petition for Variances to permit a side yard setback of 4 feet instead of the required 30 feet and a front yard setback of 47 feet instead of the maximum required setback of 50 feet

50 feet The Zoning Regulation to be ex-

cepted as follows:
Section 238.2—side yard setback
Section 238.1 (303.2)—front yard
setback
All that parcel of land in the

All that parcel of land in the Ninth District of Baltimore County Description: Zoning Variance N.W. Corner Joppa Road and Greenpasture Road:

Beginning for the same at a point on the north side of Joppa Road (70 feet wide) said point being distant South 81 degrees 30 minutes 53 seconds West 32 feet and North 08 degrees 29 minutes 07 seconds West 35 feet from the point formed by the intersection of the center of said Joppa Road with the center of said Joppa Road with

07 seconds West 166.02 feet thence North 81 degrees 30 minutes 53 sec-onds East 130.23 feet thence South 27 degrees 05 minutes 18 seconds East 108.46 feet thence South 69 de-

grees 41 minutes 04 seconds Wes 19.20 feet thence South 20 degrees 18 minutes 56 seconds East 45.5 feet thence South 30 degrees 3 minutes 58 seconds West 18.91 fee

WILLIAM E. HAMMOND.
Zoning Commissioner
of Bultimore County
ne 21

CERTIFICATE OF PUBLICATION

TOWSON, MD.,_____June 21____, 19-79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Toy, son, Baltimore County, Md., oncexinxeach orx one time samestweenesks before the 9th day of ____ July____, 19_72, the FFFF publication appearing on the _____2lst_day of______June

Cost of Advertisement, \$_____

battimore county fire department TOWSON, MARYLAND 21204 (301) 825-7310

Paul H. Reincke

May 21, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Owner: Sol M. Reicher Location: NW/C Joppa Rd. & Greenpasture Rd.

Zoning Agenda Meeting of 4/10/79 Item No. 207

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCHEDS the maximum allowed by the Fire Department.

- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

_1979. Filing Fee \$ 25

Petitioner's Attorney C.E. Turnelle Deviewed by

* This is not to be interpreted as acceptance of the Petition for

Petitioner Sol. M. Reicher Submitted by

assignment of a hearing date.

() 7. The Fire Prevention Eureau has no comments, at this time.

Your Petition has been received * this 28th day of

Planning Group Special Inspection Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours W. Nick Petrovich.

Field Representative

T. BAYARD WILLIAMS, JR., VICE-PRESIDENT MARCUS M. BOTSARIS

THOMAS H. BOYER MRS. LORRAINE F. CHIRCUS

MRS. MILTON R. SMITH, JR.

ROBERT Y. DUBEL, SUPERINTENDEN

PETITION	M	MAPPING		PROGRESS		SHEE	T			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
2011011011	date	Ьу	date	Ьу	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline					·					
Denied				1.7.		·				
Granted by ZC, BA, CC, CA										
Reviewed by: GUZ		_			d Pla		or desc	riptio	on_	Yes
Previous case:	٥							-		.No

CERTIFICATE OF POSTING							
ZONING DEPARTMENT OF BALTIMORE COUNT							
Towson, Maryland							

District 9	Date of Posting 6/23/79
Posted for: Letten Les	ranie
Posted for: Selection Selection Care	٥
ocation of property: NG Land	Jerra ld & Drangasture
Pd	
ocation of Signs: Control of My	serty foring Drangusture
* Jepper	
temarks:	
osted by Len College	Date of return: 6/29/79
Signature	
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